



THE CUBES

AT PLAINVILLE

27 CROSS STREET • PLAINVILLE, MA

INDUSTRIAL CROSS-DOCK FACILITY

662,500 SF
AVAILABLE



Ready for Occupancy

CRG | INTEGRATED
REAL ESTATE
SOLUTIONS

NEWMARK

BUILDING SPECIFICATIONS

CONSTRUCTION TYPE	Concrete tilt-up
CEILING HEIGHT	36' clear at first column from dock doors
COLUMN SPACING	51' 3" x 54' internal bays 60' x 54' speed bay
LOADING	126 – 9' x 10' dock doors 4 – 14' x 16' drive-in doors
DOCK EQUIPMENT	40,000 lb, mechanical pit levelers with "Z" guard door track protection, bumpers and seals
FLOOR	Slab on grade – 7", 4,000 PSI concrete floor load designed to average 500 lbs/SF
FLOOR SEALANT	One coat Ashford Formula sealer/hardener
TRUCK COURTS	185' from dock to curb with one row of trailer parking
TRUCK APRONS	60' wide – 7" thick over 6" granular base
ROOF	45 mil, mechanically fastened TPO with 22 gauge steel decking and R-20 rigid insulation
FIRE SPRINKLER	ESFR compliant with NFPA-13 utilizing K17/K22 heads
WATER	2" domestic supply
SEWER	Municipal
ELECTRICAL	4,000 amp, 277/480 volt, 3-phase service
STORM WATER	On site detention and infiltration compliant with local BMP criteria
WAREHOUSE LIGHTING	LED energy efficient lights to provide 25 foot candles at 30" above finished floor with pathway emergency lighting
EXTERIOR LIGHTING	250w LED distributed on building exterior to 1 fc average
WAREHOUSE HEATING	Gas fired space heaters, minimum 8 BTU/SF for freeze protection
FIRE ALARM	Shell system to local code
CAR PARKING	338 stalls provided
TRAILER PARKING	141 – 12' x 60' stalls provided
VENTILATION	1 air changes per hour assuming 50% fill volume





HIGH STREET

DETENTION
POND

86 TRAILERS

67 DOCKS @ 13'-6" O.C.

EXISTING BUILDING
662,500 SF

1250'

185'

60'

530'

51'-3"

60'

54'

185'

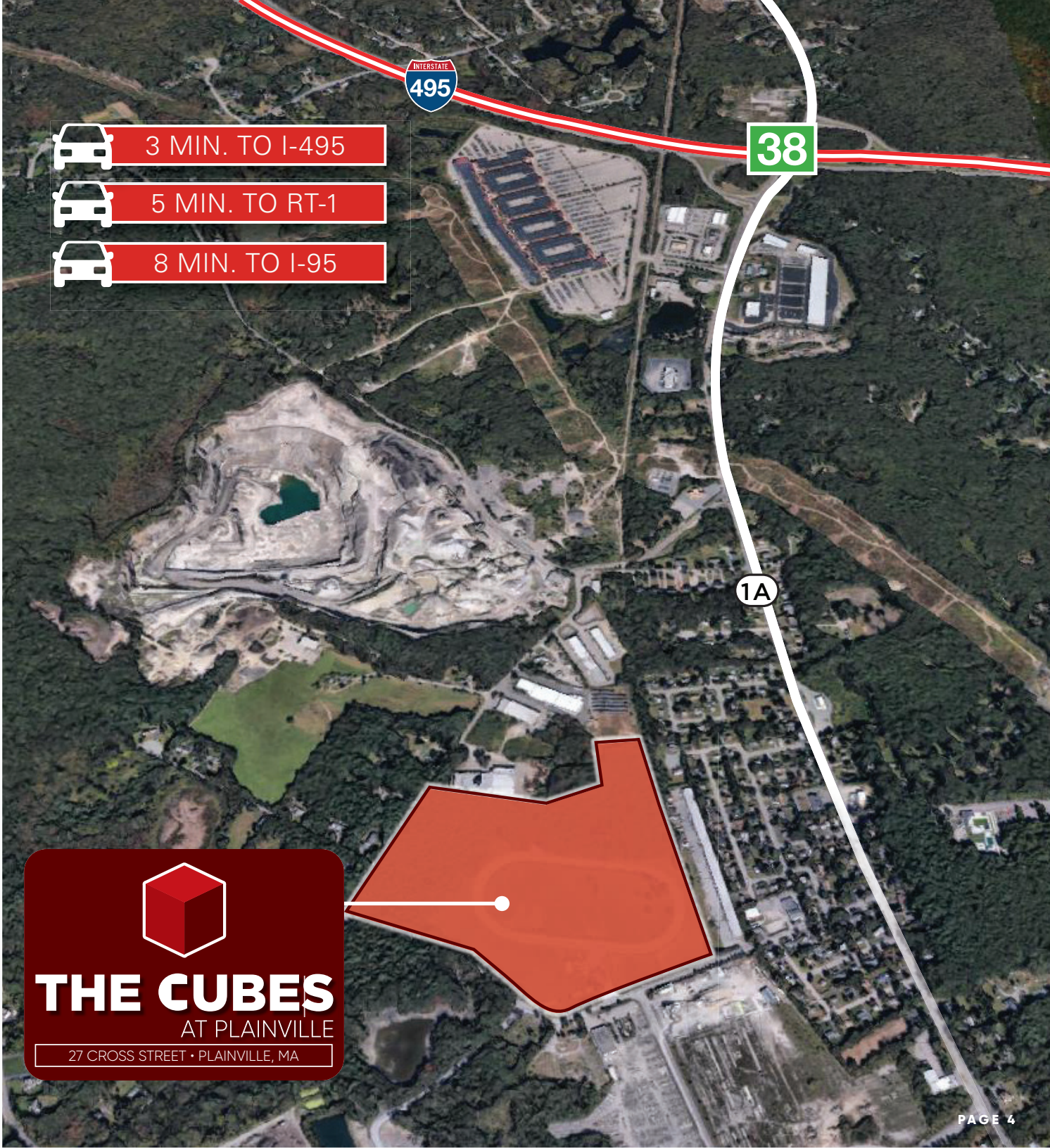
59 TRAILERS

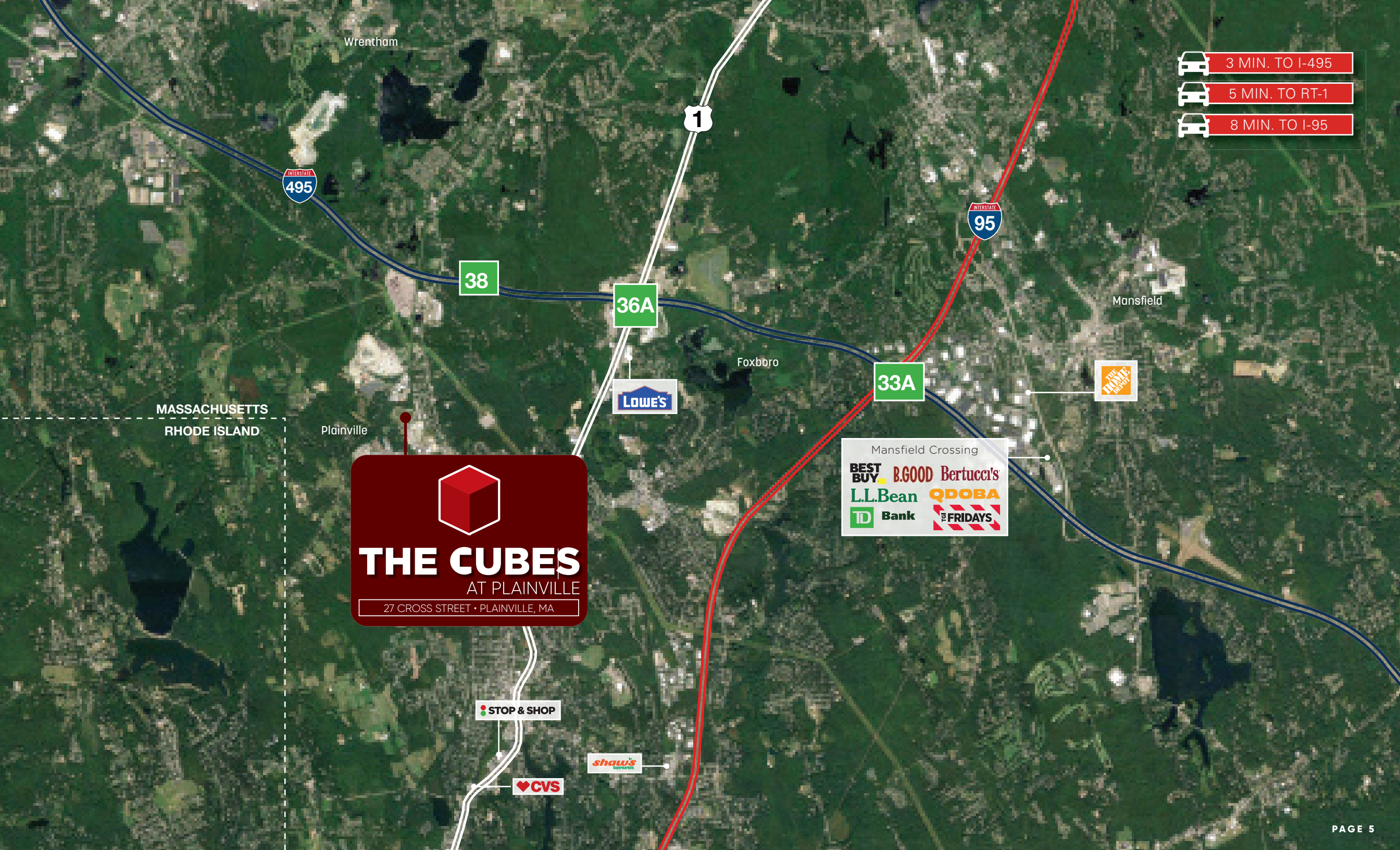
59 DOCKS @ 13'-6" O.C.




DETENTION
POND

CONSTRUCTION TIMELINE

Permits	October 2021
Site Work	November 2021
Footings & Walls Up	June 2022
Steel Erection	July 2022
Roof Installation	August 2022
Substantial Completion	September 2022
READY FOR OCCUPANCY	November 2022





-  3 MIN. TO I-495
-  5 MIN. TO RT-1
-  8 MIN. TO I-95




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Mansfield Crossing

 **B.GOOD**



 **QDOBA**

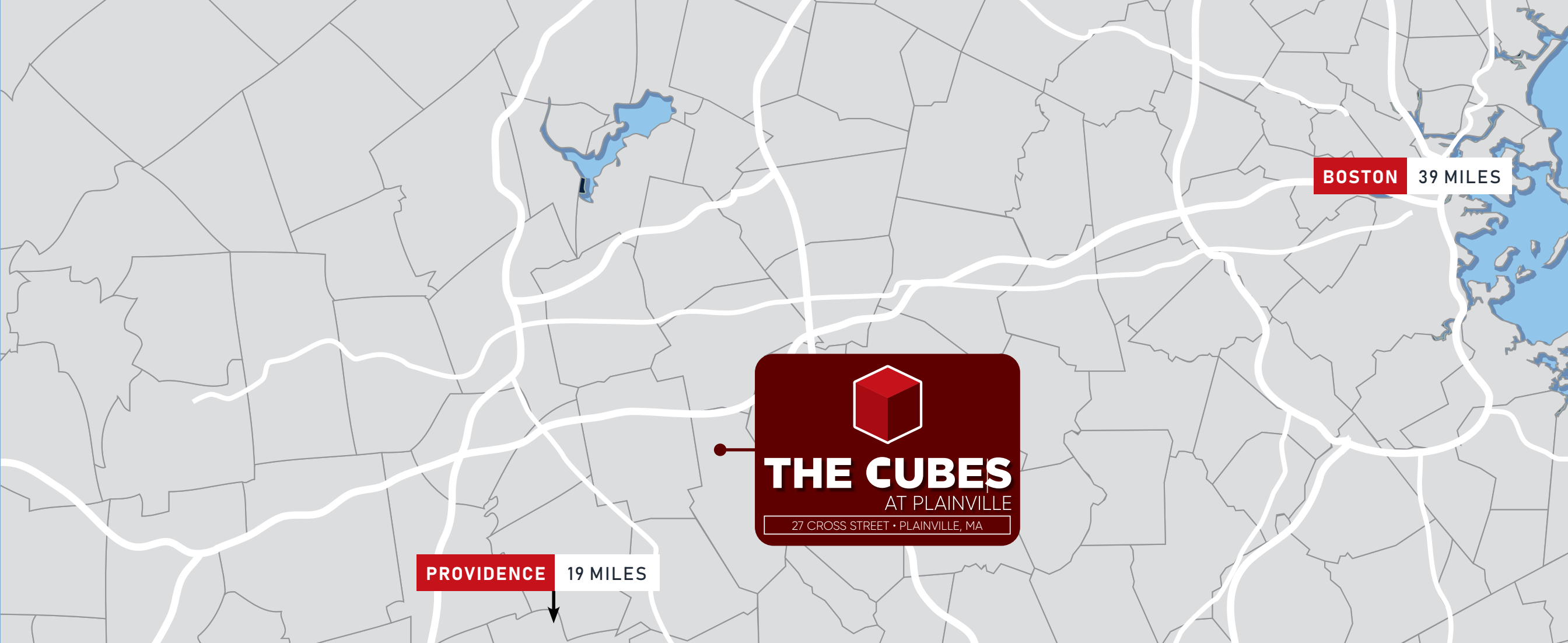




 **STOP & SHOP**

 **CVS**

 **shaw's**
SUPERMARKET



THE CUBES
AT PLAINVILLE
27 CROSS STREET • PLAINVILLE, MA

PROVIDENCE 19 MILES

BOSTON 39 MILES

FOR MORE INFORMATION, CONTACT:

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